

SUGAR CITY, IDAHO PLANNING & ZONING COMMISSION
NOTICE OF PUBLIC HEARINGS REGARDING:

- **RECOMMENDATION TO CITY COUNCIL REGARDING OLD FARM ESTATES DEVELOPMENT AGREEMENT AND MASTER PLAN REVISION**
- **ZONE CHANGES IN OLD FARM ESTATES CONSISTENT WITH THE DEVELOPMENT AGREEMENT MASTER PLAN REVISION FOR OLD FARM ESTATES. (SEE EXHIBIT)**
- **OLD FARM ESTATES DIVISION NO. 4 PRELIMINARY PLAT APPLICATION**
- **OLD FARM ESTATES - TETON HEIGHTS DIVISION #6 PRELIMINARY PLAT AND FINAL PLAT AND SPECIAL USE PERMIT APPLICATIONS**
- **OLD FARM ESTATES - PEREGRINE TOWNHOMES DIVISION #10 PRELIMINARY PLAT AND FINAL PLAT AND PUD APPLICATION**

NOTICE IS HEREBY GIVEN that these special public hearings will be held on **Wednesday, August 25th, 2021 at 6:00 p.m.** before the Sugar City Planning and Zoning Commission at Sugar City Hall located at 10 E. Center, Sugar City, Idaho. The public hearings will be regarding those matters listed above. Properties being discussed are located generally east of South 7th West Ave., south of West 3rd South, east and west of S. Austin Ave. and north of the Teton Island Canal for Old Farm Estates revising the existing development agreement and master plan and the applicable zone changes thereof and listed below. In addition, applications will be considered for Teton Heights Division 6 for Preliminary Plat and a Special Use Permit; and Peregrine Townhomes Division 10 Preliminary Plat, as described herein. The applications include:

OLD FARM ESTATES – Overall Boundary Legal Description

- **To consider revising existing Development Agreement and Master Plan for the entire Old Farm Estates located in the City of Sugar City, Idaho as described below in conformance with Settlement Agreement, see Exhibit for general locations.**

Real property in the City of Sugar City, County of Madison, State of Idaho, described as follows:

PARCEL 1:

BEGINNING AT A POINT THAT A S.00°11'44"E. 579.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN AND RUNNING THENCE S.00°11'44"E. 947.83 FEET; THENCE S.89°47'52"W. 748.52 FEET; THENCE N.00°11'34"W. 824.90 FEET; THENCE N.89°47'52"E. 45.14 FEET; THEN N.00°11'34"W. 165.20 FEET; THENCE N.89°53'32"E. 653.97 FEET; THENCE S.00°06'04"E. 41.10 FEET; THENCE N.89°53'56"E. 49.45 FEET TO THE POINT OF BEGINNING CONTAINING 16.79 ACRES.

PARCEL 2:

COMMENCING AT THE NW CORNER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 40 E.B.M., MADISON COUNTY, IDAHO, AND RUNNING THENCE N. 89°50' E. ALONG THE SECTION LINE 852.5 FEET; THENCE SOUTH 314 FEET; THENCE N. 89°50' E. 208 FEET; THENCE SOUTH 2326 FEET; THENCE WEST 1060.5 FEET; THENCE NORTH ALONG THE SECTION LINE 2640 FEET TO THE POINT OF BEGINNING, EXCEPT RAILROAD RIGHT- OF-WAY AND STATE HIGHWAY ACROSS THE NORTHWEST CORNER.

PARCEL 3:

COMMENCING AT A POINT THAT IS 48.5 FEET WEST AND 538 FEET SOUTH OF THE NE CORNER OF THE NW1/4 OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 40 E.B.M., MADISON COUNTY, IDAHO, AND RUNNING THENCE SOUTH 40 FEET; THENCE EAST 48.5 FEET; THENCE SOUTH 2062 FEET; THENCE WEST 1579.5 FEET; THENCE NORTH 2640 FEET; THENCE EAST 384.5 FEET; THENCE SOUTH 38 FEET TO THE FENCE LINE DEFINING THE COUNTY ROAD RIGHT-OF-WAY; THENCE SOUTH 500 FEET; THENCE EAST 315 FEET; THENCE NORTH 500 FEET TO THE FENCE LINE DEFINING THE COUNTY ROAD RIGHT-OF-WAY; THENCE NORTH 38 FEET; THENCE EAST 60 FEET; THENCE SOUTH 169 FEET; THENCE EAST 150 FEET; THENCE SOUTH 369 FEET; THENCE EAST 608 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM:

BEGINNING AT A POINT THAT IS S. 00°11'44" E. 579.00 FEET FROM THE N1/4 CORNER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 40 E.B.M., MADISON COUNTY, IDAHO, AND RUNNING THENCE S. 00°11'44" E. 907.93 FEET; THENCE S. 89°47'52" W. 748.52 FEET; THENCE N. 00°11'34" W. 780.00 FEET; THENCE N. 89°47'52" E. 45.14 FEET; THENCE N. 00°11'34" W. 170.17 FEET; THENCE N. 89°53'56" E. 653.97 FEET; THENCE S. 00°06'04" E. 41.00 FEET; THENCE N. 89°53'5" E. 49.45 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

COMMENCING AT A POINT 852.5 FEET EAST OF THE NW CORNER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 40 E.B.M., MADISON COUNTY, IDAHO, AND RUNNING THENCE SOUTH 314 FEET; THENCE EAST 208 FEET; THENCE NORTH 314 FEET; THENCE WEST 208 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN, MADISON COUNTY, IDAHO DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS N.89°54'00"E. 1440.05 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 9; THENCE N.89°54'00"E. 138.06 FEET ALONG SAID SECTION LINE; THENCE S.00°45'06"W. 220.00 FEET; THENCE N.89°54'00"E. 162.00 FEET; THENCE N.00°45'06"E. 220.00 FEET TO THE NORTH LINE OF SAID SECTION 9; THENCE N.89°54'00"E, 14.95 FEET ALONG SAID NORTH LINE; THENCE S.00°06'00"E. 538.00 FEET; THENCE S.89°54'00"W. 315.00 FEET; THENCE N.00°06'00"W. 538.00 FEET TO THE POINT OF BEGINNING.

OLD FARM ESTATES DIVISION ZONE CHANGES REQUEST APPLICATIONS

- **THE FOLLOWING ZONE CHANGES ARE BEING REQUESTED WITH EXPLANATIONS IN THE REVISED DEVELOPMENT AGREEMENT, MASTER PLAN, AND AS IDENTIFIED BY THE REZONE MAP.** See attached Exhibit for general locations, and legally described as follows:

**DIVISION (5) LEGAL DESCRIPTION
FOR
REZONE FROM MU 1 TO R3**

A PARCEL OF LAND BEING SITUATED IN THE NORTHWEST 1/4 OF SECTION 9 TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN AND FOR WHICH IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT THAT IS N.00°11'21"E. ALONG THE WEST SECTION LINE 1640.44 FEET AND N.89°48'57"E. 240.99 FEET AND S.59°51'42"E. 110.00 FEET FROM THE WEST QUARTER CORNER SECTION 9, TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN; POINT OF BEGINNING ALSO BEING A POINT OF CURVE ON NORTH RIGHT OF WAY LINE OF W 5TH. S STREET WITH A RADIUS OF 25.00 FEET AND A CHORD BEARING N.15°04'51"W. 35.22 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 39.08 FEET THROUGH A CENTRAL ANGLE OF 89°33'43"; THENCE N.29°42'01"W. 442.03 FEET TO A POINT OF A CURVE WITH A RADIUS OF 50.00 FEET AND A CHORD BEARING N.59°42'58"E. 50.02 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 52.369 FEET THROUGH A CENTRAL ANGLE OF 60°01'56"; THENCE N.89°53'32"E. 412.81 FEET; THENCE S.00°11'34"E. 781.63 FEET TO THE NORTH RIGHT OF WAY LINE OF W 5TH S; THENCE ALONG SAID RIGHT OF WAY S.89°48'12"W. 18.66 FEET TO A POINT OF A CURVE WITH A RADIUS OF 603.00 AND A CHORD THAT BEARS N.75°01'55"W. 315.59 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 319.31 FEET THROUGH A CENTRAL ANGLE OF 30°20'25"; THENCE N.59°51'42"W. 396.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.416 ACRES

SUBJECT TO: EXISTING COUNTY ROAD RIGHT-OF-WAYS AND EASEMENT OF RECORD.

**DIVISION (6) LEGAL DESCRIPTION
FOR
TETON HEIGHTS REZONE FROM R3/MU2 TO MU2**

A PARCEL OF LAND BEING SITUATED IN THE NORTHWEST 1/4 OF SECTION 9 TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN AND FOR WHICH IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT THAT IS N.89°25'14"E. 34.00 FEET TO THE EAST RIGHT OF WAY LINE OF S 7TH W AVENUE AND N.00°11'21"E. 578.51 FEET ALONG THE SAID EAST RIGHT OF WAY LINE FROM THE WEST QUARTER CORNER SECTION 9, TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN; RUNNING THENCE N.00°11'21"W. 445.72 FEET TO A POINT OF A CURVE WITH A RADIUS OF 312.00 FEET AND A CHORD BEARING N.14°58'28"E. 163.22 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 165.15 FEET THROUGH A CENTRAL ANGLE OF 30°19'39"; THENCE N.30°08'18"E. 365.70 FEET TO A POINT OF A CURVE WITH A RADIUS OF 25.00 FEET AND A CHORD BEARING N.75°08'18"E. 35.36 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S.59°51'42"E. 416.97 FEET TO A POINT OF A CURVE WITH A RADIUS OF 541.00 FEET AND A CHORD BEARING S.70°49'59"E. 205.92 FEET; THENCE TO THE LEFT ALONG SAID CURVE 286.47 FEET THROUGH A CENTRAL ANGLE OF 21°56'32"; THENCE S.00°11'34"E. 650.18 FEET; THENCE S.00°11'34"E. 815.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.320 ACRES

SUBJECT TO: EXISTING COUNTY ROAD RIGHT-OF-WAYS AND EASEMENT OF RECORD.

**DIVISION (7) LEGAL DESCRIPTION
FOR
REZONE FROM MU2 TO R3**

A PARCEL OF LAND BEING SITUATED IN THE NORTHWEST 1/4 OF SECTION 9 TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN AND FOR WHICH IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT THAT IS N.00°11'21"E. ALONG THE WEST SECTION LINE 578.79 FEET AND S.89°53'16"W. 849.79 FEET FROM THE WEST QUARTER CORNER SECTION 9, TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN; RUNNING THENCE N.00°11'34"W. 650.18 FEET TO THE SOUTH RIGHT OF WAY LINE OF W 5TH WHICH IS ALSO A POINT ON A CURVE WITH A RADIUS OF 541.00 FEET AND A CHORD BEARING S.86°07'37"E. 79.22 FEET; THENCE TO THE LEFT ALONG SAID CURVE 286.47 FEET THROUGH A CENTRAL ANGLE OF 8°23'50"; THENCE ALONG SAID RIGHT OF WAY N.30°08'18"E. 365.13; THENCE S.00°11'41"E. 655.03 FEET TO A POINT ON A CURVE WITH A RADIUS OF 696.00 FEET AND A CHORD BEARING N.85°15'37"W. 117.77 FEET; THENCE TO THE LEFT ALONG SAID CURVE 117.91 FEET THROUGH A CENTRAL ANGLE OF 09°42'54"; THENCE S.89°53'16"W. 326.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.587 ACRES

SUBJECT TO: EXISTING COUNTY ROAD RIGHT-OF-WAYS AND EASEMENT OF RECORD.

**DIVISION (8) LEGAL DESCRIPTION
FOR
REZONE FROM R3 TO O (PARK)**

A PARCEL OF LAND BEING SITUATED IN THE NORTHWEST 1/4 OF SECTION 9 TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN AND FOR WHICH IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT THAT IS N.89°25'14"E. ALONG THE EAST-WEST CENTER SECTION LINE 1297.83 FEET AND N.00°34'46"W. 558.27 FEET FROM THE WEST QUARTER CORNER SECTION 9, TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN; RUNNING THENCE N.00°11'41"W. 655.03 FEET TO THE SOUTH RIGHT OF WAY LINE OF W 5TH; THENCE ALONG SAID RIGHT OF WAY S.89°47'55"W. 398.68 FEET TO A POINT OF A CURVE WITH A RADIUS OF 25.00 FEET AND A CHORD BEARING S.45°09'30"E. 35.33 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 89°54'54"; THENCE S.00°11'34"E. 676.75 FEET; THENCE S.89°53'16"W. 148.52 FEET TO A POINT OF A CURVE WITH A RADIUS OF 704.00 FEET AND A CHORD BEARING N.81°59'55"W. 199.59 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 200.27 FEET THROUGH A CENTRAL ANGLE OF 16°17'57" TO A POINT OF A REVERSE CURVE WITH A RADIUS OF 696.00 FEET AND A CHORD THAT BEARS N.77°07'41"W. 79.62 FEET; THENCE TO THE LEFT ALONG SAID CURVE 79.66 FEET THROUGH A CENTRAL ANGLE OF 6°33'28" TO THE POINT OF BEGINNING.

CONTAINING 6.709 ACRES

SUBJECT TO: EXISTING COUNTY ROAD RIGHT-OF-WAYS AND EASEMENT OF RECORD.

**DIVISION (9) LEGAL DESCRIPTION
FOR
TWINHOMES REZONE FROM R1 TO R2**

A PARCEL OF LAND BEING SITUATED IN THE NORTHWEST 1/4 OF SECTION 9 TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN, MADISON COUNTY, IDAHO AND FOR WHICH IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS. COMMENCING AT THE CENTER SECTION CORNER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN AND RUNNING THENCE S.89°25'14"W. ALONG THE EAST-WEST CENTER SECTION LINE 917.60 FEET; THENCE N.00°11'34"W. 1185.52 FEET TO THE SOUTH RIGHT OF WAY LINE OF W 5TH WHICH IS ALSO A POINT OF A CURVE WITH A RADIUS OF 25.00 FEET AND A CHORD BEARING N.45°09'30"W. 35.33 FEET; THENCE TO THE LEFT ALONG SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 89°54'54"; THENCE ALONG SAID W 5TH. S.89°47'55"W. 193.95 FEET; THENCE S.00°11'27"E. 129.99 FEET TO THE SOUTH BOUNDARY LINE OF OLD FARM ESTATES DIVISION NO. 1; THENCE ALONG SAID SOUTH LINE N.89°47'52"E. 748.56 FEET TO THE NORTH - SOUTH CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE S.00°11'44"E. 1074.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.204 ACRES

SUBJECT TO: EXISTING COUNTY ROAD RIGHT-OF-WAYS AND EASEMENT OF RECORD.

**DIVISION (11) LEGAL DESCRIPTION
FOR
REZONE FROM C3 TO R3**

A PARCEL OF LAND BEING SITUATED IN THE NORTHWEST 1/4 OF SECTION 9 TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN AND FOR WHICH IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT THAT IS N.00°11'21"E. ALONG THE WEST SECTION LINE 2121.30 FEET AND N.89°48'57"E. 301.58 FEET FROM THE WEST QUARTER CORNER SECTION 9, TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN; POINT OF BEGINNING ALSO BEING ON THE EAST RIGHT OF WAY LINE OF S. RAILROAD AVENUE; THENCE ALONG SAID RIGHT OF WAY N.30°08'18"E. 233.19 FEET TO A POINT OF A CURVE WITH A RADIUS OF 540.00 FEET AND A CHORD BEARING N.50°43'52"E. 379.86 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 388.17 FEET THROUGH A CENTRAL ANGLE OF 41°11'09" TO A POINT OF A NON-TANGENT CURVE ON SOUTH RIGHT OF FRONT STREET WITH A RADIUS OF 1976.58 FEET AND A CHORD BEARING N.72°49'09"E. 103.15 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 103.16 FEET THROUGH A CENTRAL ANGLE OF 02°59'26"; THENCE N.89°54'01"E. 305.62 FEET; THENCE S.00°11'34"E. 508.16 TO THE NORTH RIGHT OF WAY LINE OF W 4TH S; THENCE ALONG SAID RIGHT OF WAY S.89°53'32"W. 117.00 FEET; THENCE S.00°11'34"E. 60.00 FEET; S.89°53'32"W. 412.67 FEET TO A POINT OF A CURVE WITH A RADIUS OF 50.00 FEET AND A CHORD BEARING S.59°47'46"W. 50.15 FEET; THENCE TO THE LEFT ALONG SAID CURVE 52.53 FEET THROUGH A CENTRAL ANGLE OF 60°11'31"; THENCE S.29°42'01"W. 15.67 FEET; THENCE N.60°17'59"W. 272.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.500 ACRES

SUBJECT TO: EXISTING COUNTY ROAD RIGHT-OF-WAYS AND EASEMENT OF RECORD

**DIVISION (12) LEGAL DESCRIPTION
FOR
C3 TO C3**

A PARCEL OF LAND BEING SITUATED IN THE NORTHWEST 1/4 OF SECTION 9 TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN AND FOR WHICH IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT THAT IS N.00°11'21"E. ALONG THE WEST SECTION LINE 1640.44 FEET AND N.89°48'57"E. 240.99 FEET AND S.59°51'42"E. 110.00 FEET FROM THE WEST QUARTER CORNER SECTION 9, TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN; POINT OF BEGINNING ALSO BEING A POINT OF CURVE ON NORTH RIGHT OF WAY LINE OF W 5TH S STREET WITH A RADIUS OF 25.00 FEET AND A CHORD BEARING N.15°04'51"W. 35.22 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 39.08 FEET THROUGH A CENTRAL ANGLE OF 89°33'43"; THENCE N.29°42'01"W. 422.96 FEET; THENCE N.60°17'59"W. 272.25 TO THE EAST RIGHT OF WAY LINE OF S. RAILROAD AVENUE; THENCE ALONG SAID RIGHT OF WAY S.30°08'18"W. 420.67 FEET TO A POINT OF A CURVE WITH A RADIUS OF 25.00.00 FEET AND A CHORD BEARING S.14°51'42"E. 35.36 FEET; THENCE TO THE LEFT ALONG SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE NORTH RIGHT OF WAY LINE OF W 5TH S; THENCE ALONG SAID RIGHT OF WAY S.59°51'42"E. 275.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.809 ACRES

SUBJECT TO: EXISTING COUNTY ROAD RIGHT-OF-WAYS AND EASEMENT OF RECORD.

**DIVISION (13) LEGAL DESCRIPTION
FOR
REZONE FROM R3 TO C3**

A PARCEL OF LAND BEING SITUATED IN THE NORTHWEST 1/4 OF SECTION 9 TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN AND FOR WHICH IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT THAT IS N.00°11'21"E. ALONG THE WEST SECTION LINE 1181.81 FEET FROM THE WEST QUARTER CORNER SECTION 9, TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN; RUNNING THENCE ALONG SAID WEST SECTION LINE N.00°11'21"E. 401.39 FEET TO THE SOUTH RIGHT OF WAY OF RAILROAD AVENUE; THENCE N.24°53'59"E. 56.30 FEET TO A POINT OF CURVE OF WITH A RADIUS OF 25.00 FEET AND A CHORD BEARING N.72°31'08"E. 36.93 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 41.56 FEET THROUGH A CENTRAL ANGLE OF 95°14'19" TO THE SOUTH RIGHT OF WAY LINE OF W 5TH S; THENCE ALONG SAID SOUTH RIGHT OF WAY S.59°51'42"E. 155.90 FEET TO A POINT OF A CURVE WITH A RADIUS OF 25.00 FEET AND A CHORD BEARING S.14°51'42"E. 35.36 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 39.27 FEET THROUGH A CENTRAL

ANGLE OF 90°00'00" TO THE WEST RIGHT OF WAY LINE OF S 7TH W; THENCE ALONG SAID RIGHT OF WAY S.30°08'18"W. 365.70 FEET TO A POINT OF A CURVE WITH A RADIUS OF 380.00 FEET AND A CHORD THAT BEARS S.27°12'15"W. 38.90; THENCE TO THE LEFT ALONG SAID CURVE 39.92 FEET THROUGH A CENTRAL ANGLE OF 05°52'04" TO THE POINT OF BEGINNING.

CONTAINING 1.174 ACRES

SUBJECT TO: EXISTING COUNTY ROAD RIGHT-OF-WAYS AND EASEMENT OF RECORD.

PRELIMINARY PLATS

OLD FARM ESTATES – Old Farm Estates Division No. 4 Preliminary Plat Application Legal Description

- **Preliminary Plat application for Property Located at Old Farm Estates Division # 4, Sugar City, Idaho, see Exhibits for general location.** To Plat and replat areas of Old Farm Estates to conform to the revised Development Agreement and Master Plan. See attached Exhibit for general locations, and legally described as follows:

Real property in the City of Sugar City, County of Madison, State of Idaho, described as follows:

A PARCEL OF LAND BEING SITUATED IN THE NORTHWEST 1/4 OF SECTION 9 TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN AND FOR WHICH IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS. COMMENCING AT THE WEST QUARTER CORNER SECTION 9, TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN, MADISON COUNTY, IDAHO AND RUNNING THENCE N.00°11'21"E. ALONG THE WEST SECTION LINE 1582.97 FEET TO THE EAST RIGHT OF WAY LINE OF S. RAILROAD AVENUE ; THENCE ALONG SAID RIGHT OF WAY N.24°53'59"E. 124.20 FEET; THENCE N.30°08'18"E. 726.52 FEET TO A POINT OF A CURVE WITH A RADIUS OF 540.00 FEET AND A CHORD BEARING N .50°43'52"E. 379.86 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 388.17 FEET THROUGH A CENTRAL ANGLE OF 41°11'09" TO A POINT OF A NON-TANGENT CURVE ON SOUTH RIGHT OF FRONT STREET WITH A RADIUS OF 1976.58 FEET AND A CHORD BEARING N.72°49'09"E. 103.15 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 103.16 FEET THROUGH A CENTRAL ANGLE OF 02°59'26"; THENCE N.89°54'01"E. 305.62 FEET; THENCE S.00°11'34"E. 508.16 TO THE NORTH RIGHT OF WAY LINE OF W 4TH S; THENCE ALONG SAID RIGHT OF WAY S.89°53'32"W. 117.00 FEET; THENCE S.00°11'34"E. 861.62 FEET TO THE SOUTH RIGHT OF WAY LINE OF W 5TH S; THENCE ALONG SAID RIGHT OF WAY LINE N.89°47'55"E. 884.75 FEET TO THE WEST BOUNDARY LINE OF OLD FARM ESTATES DIVISION NO. 1; THENCE ALONG THE SAID WEST LINE S.00°11'27"E. 129.99 FEET TO THE SOUTH BOUNDARY LINE OF SAID OLD FARM ESTATES DIVISION NO. 1; THENCE ALONG SAID SOUTH BOUNDARY LINE N.89°47'52"E. 748.56 FEET TO THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 9; THENCE ALONG THE SAID CENTER SECTION LINE S.00°11'44"E. 1074.49 FEET TO THE CENTER SECTION CORNER OF SECTION 9; THENCE ALONG THE EAST-WEST CENTER SECTION LINE S.89°25'14"W. 2313.37 FEET TO THE SOUTHEAST CORNER OF INSTRUMENT NUMBER 413962; THENCE ALONG THE EAST LINE OF SAID INSTRUMENT NUMBER N.00°34'46"W. 305.00 FEET; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID INSTRUMENT NUMBER S.89°25'14"W. 285.75 FEET TO THE EAST RIGHT OF WAY LINE OF S. 7TH W AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE S.00°11'21"E. 305.01 FEET TO THE EAST-WEST CENTER SECTION LINE OF SECTION 9; THENCE ALONG SAID SECTION LINE S.89°25'14"W. 34.00 FEET TO THE POINT OF BEGINNING. CONTAINING 95.113 ACRES

SUBJECT TO: EXISTING COUNTY ROAD RIGHT-OF-WAYS AND EASEMENT OF RECORD.

TETON HEIGHTS DIVISION #6

PRELIMINARY AND FINAL PLATS AND SPECIAL USE PERMIT APPLICATIONS

- **Zone Change, Preliminary and Final Plats & Special Use Permit Applications for Property Located at Old Farm Estates Division # 6, Sugar City, Idaho, east of S 7th W., north of W 6th S., and south of W. 5th S. Street, see Exhibit for General Location.** The property is currently zoned Partially in a R3 zone and Partially in a MU2 zone, but is anticipated to have the Zone Changed to all MU2. The Zone Change Application Hearing above is to change the partial R3 zone to MU2. The Preliminary Plat Application will be considered as well for the property. It shall consists of 338 apartment Units being zoned MU2 with a density of 21.4 units/acre. The city ordinance requires 20 percent open space for this division. The developer will provide a minimum of 35% open space, contingent on a revised parking requirement of 1.91 parking stalls per unit, with a Special Use Permit reduction of 0.09 parking stalls per unit. An original SUP was granted for a retired plat for "Teton Heights, A Portion of Division 3," which was previously recorded and will be retired on approval. The previously approved SUP shall be applied to the new "Old Farm Estates Division

No. 6 (Teton Heights)" as represented here. An application for a Special Use Permit may be requested for a lower number of parking stalls on the single bedroom units only.

A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 9 TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN AND FOR WHICH IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT THAT IS N.89°25'14"E. 34.00 FEET TO THE EAST RIGHT OF WAY LINE OF S 7TH W AVENUE AND N.00°11'21"E. 578.51 FEET ALONG THE SAID EAST RIGHT OF WAY LINE FROM THE WEST QUARTER CORNER SECTION 9, TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN; RUNNING THENCE N.00°11'21"W. 445.72 FEET TO A POINT OF A CURVE WITH A RADIUS OF 312.00 FEET AND A CHORD BEARING N.14°58'28"E. 163.22 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 165.15 FEET THROUGH A CENTRAL ANGLE OF 30°19'39"; THENCE N.30°08'18"E. 365.70 FEET TO A POINT OF A CURVE WITH A RADIUS OF 25.00 FEET AND A CHORD BEARING N.75°08'18"E. 35.36 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S.59°51'42"E. 416.97 FEET TO A POINT OF A CURVE WITH A RADIUS OF 541.00 FEET AND A CHORD BEARING S.70°49'59"E. 205.92 FEET; THENCE TO THE LEFT ALONG SAID CURVE 286.47 FEET THROUGH A CENTRAL ANGLE OF 21°56'32"; THENCE S.00°11'34"E. 650.18 FEET; THENCE S.00°11'34"E. 815.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.320 ACRES

**PEREGRINE TOWNHOMES DIVISION #10
PRELIMINARY AND FINAL PLATS AND PUD APPLICATION**

- **Preliminary Plat for Property Located at Old Farm Estates Division # 10, Sugar City, Idaho between w. 3rd s. and w 4th s. and directly west of s 3rd West, see Exhibit for general location.** The property is in Lot 6, Block 14, and includes 25 town homes units currently zoned R3 with a density of 11.75 units/acre with 0.3 acres of completed park to be dedicated to the City containing in total, 1.88 acres, and legally described as follows:

A PARCEL OF LAND BEING SITUATED IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 9 TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN AND FOR WHICH IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS: LOT 6, BLOCK 14 OF OLD FARM ESTATES, DIVISION NO. 2 AS RECORDED IN INSTRUMENT NO. 410845, DATED 7-13-2017.

CONTAINING 1.88 ACRES

At such hearing the Planning and Zoning Commission will hear all persons and all objections and recommendations relative to the public hearings. Written comment will be accepted no later than **August 20, 2021, at 4:00 p.m.** at Sugar City Hall located at 10 East Center, Sugar City, Idaho 83448. Based on concerns of COVID and the Delta Variant, as well as the number of people expected to attend, the City will be allowing people to participate by Zoom via the Zoom link on the City's Homepage or at <https://zoom.us/j/4654925906> or you can join by phone 1-408-638-0968 or 1-669-900-6833. When prompted put in meeting ID# 4654925906 and # sign twice.

More information and materials are available at Sugar City Hall. The public is invited to attend, and public comment is encouraged. Individual planning commission members, city councilors or the mayor should not be contacted outside the hearing process in order to respect the rights of all who have an interest. If special access needs are required to attend the hearings, please call Sugar City Hall at least 48 hours in advance of the hearings.

DATED this 6th day of August, 2021

Sugar City Planning and Zoning Commission

By: Quinton Owens,
Sugar City P&Z Administrator

Publish: Tuesday, August 10th, 2021

PRELIMINARY PLAT

OLD FARM ESTATES MASTER PLAN

AN ADDITION OF THE CITY OF SUGAR CITY, MADISON COUNTY, IDAHO
A PORTION OF THE NW 1/4 CORNER OF SECTION 9,
TOWNSHIP 5 NORTH, RANGE 40 EAST, OF THE BOISE MERIDIAN



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OLD FARM ESTATES

A PORTION OF THE NW 1/4 CORNER OF SECTION 9,
TOWNSHIP 6 NORTH, RANGE 40 EAST, OF THE BOISE MERIDIAN



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the authors' previous findings that a history of alcohol abuse and/or drug use was associated with a higher risk of relapse. In addition, the authors found that a history of alcohol abuse was associated with a higher risk of relapse in patients with a history of drug use. The authors also found that a history of drug use was associated with a higher risk of relapse in patients with a history of alcohol abuse. The authors concluded that a history of alcohol abuse and/or drug use was associated with a higher risk of relapse in patients with a history of alcohol abuse and/or drug use.

1996). The authors also found that the use of a computerized system for data collection and analysis was associated with a higher level of accuracy in the results. The authors concluded that the use of a computerized system for data collection and analysis is a valuable tool for researchers in the field of human factors.

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